Karen Johnson Davidson County
Batch# 301966 DEEDWARR
10/17/2019 08:38:12 AM 4 pgs
Fees: $23.00 Taxes: $1,326.45
20191017-0106303

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $358,500.00.

Affiant

Subscribed and sworn before me this the 16 day of October, 2019.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
John Bradley McKinney and Peggy Halter Moore 1204 Chickadee Cir. Hermitage, TN 37076	New Owner	098-06-0B 104.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DENNIS JAY BLACKWELL, KEVIN DEWAYNE BLACKWELL, CHRISTOPHER DREW BLACKWELL, EMILY GAIL BLACKWELL MOTSAY, HEIRS TO THE ESTATE OF BARRY MARK BLACKWELL, AND BRANDON HERRIAGE, EXECUTOR TO THE ESTATE OF BARRY MARK BLACKWELL, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOHN BRADLEY MCKINNEY AND PEGGY HATLER MOORE, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 121-D-B on the Plan of Bridgewater, Phase 2, Section "A" Villa Units, Lots 119D thru 135D as shown on the First Amendment to Supplemental Declaration of Covenants, Conditions, and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Annexing Phase 2, Section A, of record in Instrument 20071023-0125250 and Supplemental Declaration of Covenants, Conditions, and Restrictions of record in Instrument 20051122-0141076 and as shown on plat of record in Instrument 20061207-0151485, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Barry Blackwell, an unmarried man, by deed from Frank Batson Homes, Inc., dated 03/06/2009, of record in Instrument No. 20090309-0020575, said Register's Office.

The said Barry Blackwell, a/k/a Barry Mark Blackwell, having died on 08/24/18, leaving a Last Will and Testament dated 09/07/2017. Said Last Will and Testament having been probated in the Davidson County Probate Court and further referenced by Docket No. 18P-2011. The above named residual beneficiaries join in this conveyance with the Executor of the Estate, Brandon Herriage to liquidate this property for distribution in further fulfillment of the terms of the Last Will and Testament of Barry Mark Blackwell. The said "Barry Blackwell" and "Barry Mark Blackwell" are one and the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1204 Chickadee Cir., Hermitage, TN 37076.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors, on behalf of the Estate, covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors, on behalf of the Estate, do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 15th day of October, 2019.

Brandon Herriage,
Executor for the Estate of Barry Mark Blackwell

Emily Gail Blackwell Motsay

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally Brandon Herriage, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the EXECUTOR of the within named bargainor, the Estate of Barry Mark Blackwell, and that HE, as such EXECUTOR, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate of Barry Mark Blackwell by the said Brandon Herriage as such EXECUTOR.

Witness my hand and official seal this 15th day of October, 2019.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Emily Gail Blackwell Motsay, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of October, 2019.

My commission expires:
9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand this the 15th day of October, 2019.

Dennis Jay Blackwell

Christopher Drew Blackwell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dennis Jay Blackwell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of October, 2019.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christopher Drew Blackwell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of October, 2019.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand this the 15 day of October, 2019.

Kevin Dewayne Blackwell

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kevin Dewayne Blackwell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of October, 2019.

My commission expires: 12-8-21

Notary Public

NICHOLE M. ZANG
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY